



**Burgh Hall Close  
Beeston, Nottingham NG9 5JH**

**£325,000 Freehold**

An extended four bedroom detached house with off road parking and an integral garage being offered to the market with the benefit of chain free vacant possession.



An extended four bedroom detached house with a driveway leading to the integral garage offered to the market with the benefit of no upward chain. This well proportioned property is considered the perfect opportunity for a growing family looking to put their own stamp on their next home.

Situated in a popular and convenient location within walking distance of Attenborough Nature Reserve and a variety of other local amenities including supermarkets, schools and public houses. The position of this property provides easy access to transport links with a bus stop at the end of the road and is only a short distance from Beeston train station for journeys further afield.

In brief, the internal accommodation comprises: Entrance porch, open plan living/dining room, kitchen and conservatory. Rising to the first floor are four bedrooms, a bathroom and a shower room.

To the front of the property is a pebbled area with mature shrubs and hedged boundaries. To the side is a paved driveway leading to an integral garage and side access leading to an enclosed rear garden where you will find a paved seating area and a pebbled area beyond with mature shrubs.

An early internal viewing comes highly recommended in order to be fully appreciated.



#### Entrance Porch

A double glazed door leads through to entrance space.

#### Open Plan Living/Dining Room

16'9" x 12'8" (5.107 x 3.870)

Carpeted room with radiator, electric fireplace and UPVC double glazed window to the front aspect. Staircase leading to the first floor.

#### Dining Room

8'0" x 8'7" (2.445 x 2.641)

Carpeted room with radiator and sliding door to the conservatory.

#### Conservatory

8'11" x 7'10" (2.721 x 2.408)

With tiled flooring and UPVC double glazed windows and door to the rear.

#### Kitchen

16'2" x 8'8" (4.936 x 2.656)

With wall, base and drawer units with worksurfaces over and inset one and a half bowl sink with drainer. Integrated appliances including electric oven and hob, fridge/freezer and dishwasher. Space and fittings for freestanding washing machine and dryer. UPVC double glazed windows to the side and rear and door to the rear garden.

#### Landing

With access to a storage cupboard.

#### Bedroom One

10'2" x 10'10" (3.114 x 3.325)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the front aspect.

#### Bedroom Two

10'5" x 8'10" (3.179 x 2.697)

Carpeted room with radiator, fitted wardrobes and UPVC double glazed window to the rear aspect.

#### Bedroom Three

8'1" x 12'4" (2.488 x 3.768)

Carpeted room with radiator, fitted wardrobe and UPVC double glazed window to the front aspect.

#### Bedroom Four

6'2" x 7'1" (1.904 x 2.174)

Carpeted room with radiator, fitted storage and bed and UPVC double glazed window to the front aspect.

#### Bathroom

Incorporating a three piece suite comprising bath with tap shower fittings, wash hand basin and WC.

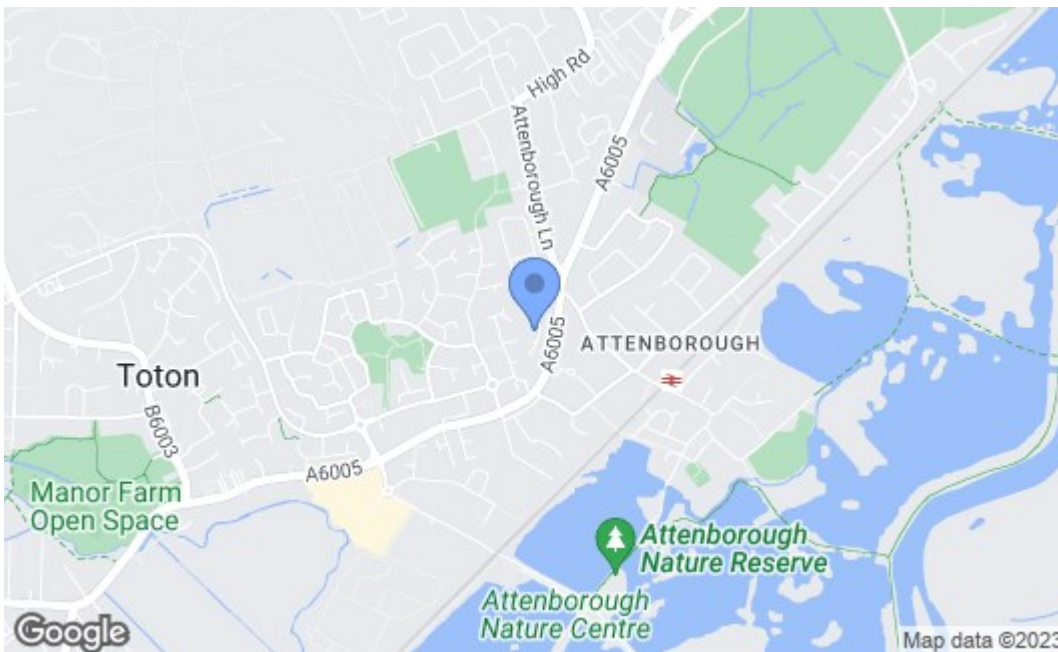
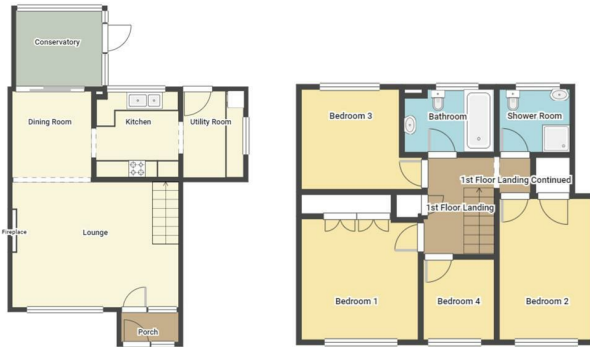
#### Shower Room

Incorporating a three piece suite comprising mains powered shower with glass shower screen, wash hand basin and WC.

#### Outside

To the front of the property is a pebbled area with mature shrubs and hedged boundaries. To the side is a paved driveway leading to an integral garage and side access leading to an enclosed rear garden where you will find a paved seating area and a pebbled area beyond with mature shrubs.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
<b>Environmental Impact (CO<sub>2</sub>) Rating</b>		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.